



DRAFT - MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Monday, October 27, 2008

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Council Chambers, 255 S. Lincoln, O'Fallon, Illinois on **October 27, 2008**.

CALL TO ORDER: 6:06 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West, Jerry Albrecht. Other Aldermen Present: John Drolet, Rick Reckamp. Staff: Ted Shekell, Jennifer Howland, Jeff Stehman, Walter Denton, Pam Funk, Dean Rich. Visitors: Jay Kniker, Tyler Kratochwill, Becky Sibole, Jennifer Gettings, John Stellyes, William Asa, Steve Fraser, Scott Werz, Emily Scott, Jim Oelgoetz, Jerre Dudley, Harold Belsheim.
- II) **Approval of Minutes** – October 13, 2008. All ayes. Motion carried.
- III) **Items Requiring Council Action on** – November 3, 2008
 - A) Comprehensive Plan Future Land Use Map Amendment (2nd Reading) – See Item B.
 - B) Rock Springs Townhome Apartments Planned Use Rezoning (2nd Reading) – John Diehl, on behalf of the applicant, provided an update for the Committee. Rock Springs, LLC is working on an agreement and should have something in writing within a couple of days. Although not all residents will be happy with the agreement, the majority of them have been satisfied with the proposed terms so far. In principle, Rock Springs LLC agreed to pay the cost to move the units, but they need to clarify what specific expenses will be covered (Repaint house? Replace the carpet?). They are considering a flat payment for those units that cannot be moved, rather than deducting the disposal costs so there is assurance on how much the residents will receive. Those residents who are behind on their rent will still be subject to the eviction process. There is unlikely to be a credit for those who are behind on their rent because there would then be no incentive to pay their rent on time. The Committee voted 3-1 to recommend approval of the rezoning and Comp Plan amendment on 2nd Reading.
 - C) Airport Storage Center Planned Use Rezoning (2nd Reading) – No discussion. The Committee voted 4-0 to recommend approval of the rezoning on 2nd Reading.
 - D) Central School Access Drive Ordinance (2nd Reading) – The ordinance will be cleaned up to reflect the correct location of the road closure. Staff stated that it was never a legal road, and when the use changed from farmland to a school, the City had the authority to restrict the access. Alderman Bennett stated that he believes that the majority of the people involved with the school were aware that the road would be for emergency access only. Staff clarified that the ordinance makes it illegal to access the roadway. Enforcement will be the responsibility of the City administration, and the Police Department will have the authority to issue citations for anyone in violation of the ordinance. A few aldermen recommended that a sign be installed where the road is closed for public information.
 - E) American Lifestyle Home Center Annexation Agreement (Resolution) and Annexation (1st Reading) – On hold. Staff will remove this item from the agenda.
 - F) Harvest Tabernacle Planned Use Rezoning (1st Reading) – Staff provided an overview of the project, and explained that there is no issue with the church's proximity to existing establishments that serve alcohol. State law requires a 100 foot separation between churches and places that sell alcohol,

unless the primary sales are non-alcohol, such as Papa Vito's where the majority of their sales are food-based. Alderman Ned Drolet stated that he feels that churches are not an appropriate use for the downtown, and that spaces should be used for retail and office instead. Alderman Mouser stated that 111/113 West State Street is an unlikely location for retail without extensive interior remodeling. Alderman West recommended that Condition #3 be removed. The Committee agreed. Condition #1 was also amended to "The Church attendance may not exceed 60 persons at this location without an amendment to this approval." The Committee voted 4-0 to recommend approval of the rezoning on 1st Reading with the amended conditions.

- G) New Life in Christ Interdenominational Church Road Improvement Agreement – On hold. The applicant's attorney is working on obtaining the necessary easements for the road improvements to Hill Top Drive. Staff has no knowledge of any conflicts with obtaining these easements.

IV) Other Business

- A) ZHO2008-24 – 116 Regency Park Drive Sign Variance – The Zoning Hearing Officer approved the Sign Variance to allow the relocation of a nonconforming sign from 128 Regency Park Drive to 116 Regency Park Drive on October 13, 2008. The City Council has 21 days right-of-review on the decision, which would end on November 3, 2008. Staff presented an overview of the variance. The Committee voted 4-0 to recommend approval of the decision.

MEETING ADJOURNED: 6:52 P.M.

Next Meeting: Monday, November 10, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Assistant City Planner